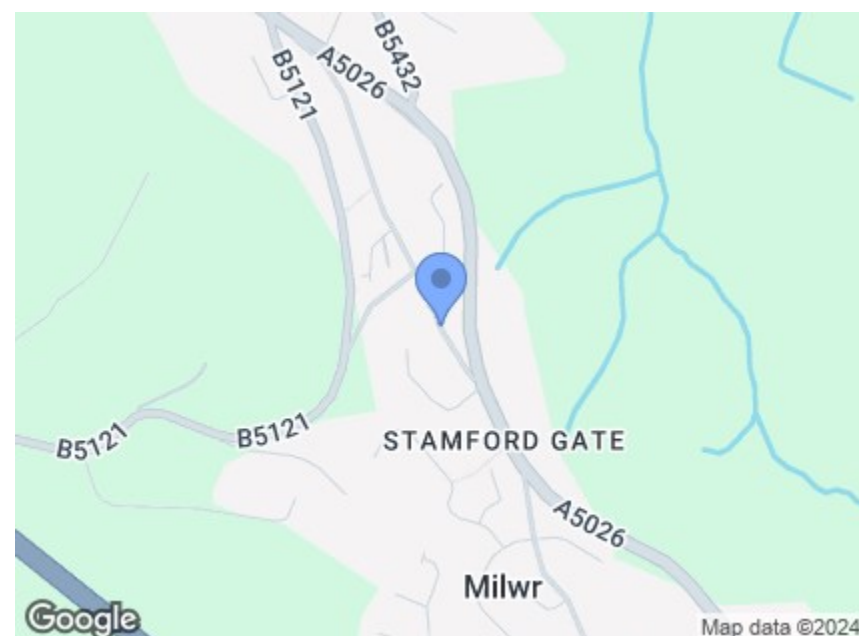
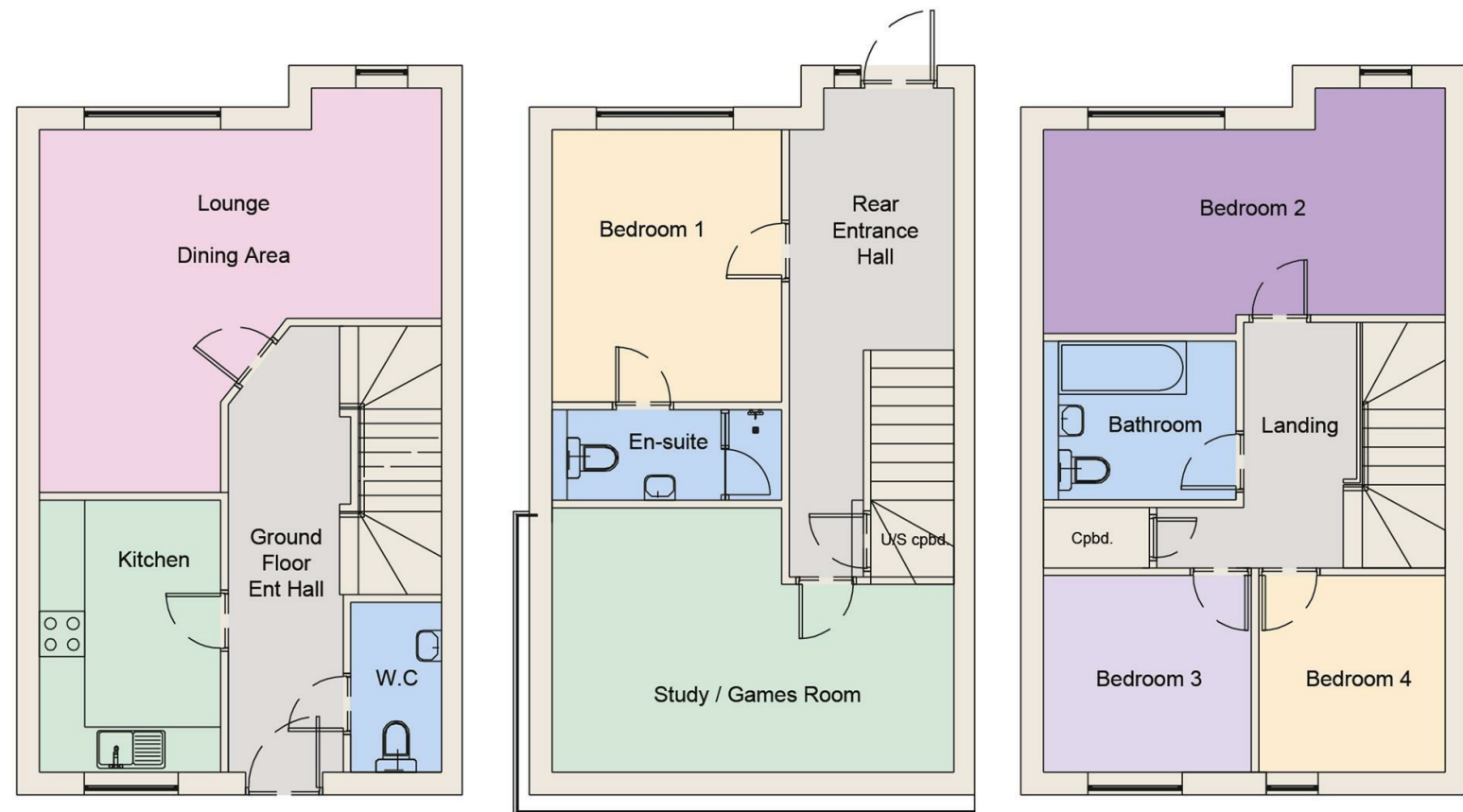




Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



### Directions

Located close to the market town of Holywell with easy access to a range of shops, supermarkets, leisure facilities, schools and excellent commuting connections including bus and rail routes, the coast road and the A55 North Wales Expressway gives easy access to the Historic Town of Chester.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Plot 2, The Caerwys Holywell Manor, Old Chester Road, Holywell, CH8 7SG

**Price £260,000**



- Immaculate Four Bedroom New Build Mews Property
- Set Over Three Levels, With Two Reception Rooms
- Semi-rural Location With Stunning Views & Close Proximity To Beech
- Close To Local Amenities, Transport Links & Walks
- Finished To A High Standard Throughout, Sold With No Chain
- Master Bedroom With En-Suite, Family Bathroom & Downstairs WC
- Off Road Parking for Two Vehicles, With Gardens To Front & Rear
- A Must See!!! To Appreciate Size, Finish & Location Of Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 959 0166

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# Plot 2, The Caerwys Holywell Manor, Old Chester Road, Holywell, CH8 7SG

**\*\*IMMACULATE FOUR BEDROOM THREE STOREY MEWS\*\*FINISHED TO A HIGH STANDARD THROUGHOUT\*\*STUNNING VIEWS OVER THE RIVER DEE ESTUARY\*\*A MUST SEE!!!\*\*Charles Louis Homes are pleased to bring to the market and selection of new build properties, finished to a high standard throughout and available to buy now. 'The Caerwys' comprises of ground floor entrance hallway leading off to downstairs WC, open plan lounge and dining area, modern fitted kitchen and stairs to first floor. First floor comprises of hallway, master bedroom with en-suite and study/games room and stairs to second floor, which boasts three further bedrooms and a family bathroom.**

The property has the benefit of gas central heating and uPVC double glazing throughout. Outside there are gardens to the front and rear and off-road parking for two vehicles.

Each property at Holywell Manor has been specifically designed for the needs of modern family living, with light and spacious layouts. The fantastic specification included as standard means you can move into your new home in comfort.

The Help to Buy Scheme has been extended to 2025 – £300,000 price cap! Contact us if you would like any more information.

\* Please note...photographs are for illustration purposes only and measurements may alter slightly during construction.

## ENTRANCE HALL

Leading off to downstairs wc, kitchen and spacious lounge/dining room, stairs leading to lower floor and first floor.

## KITCHEN

7'6" x 11'9" (2.3 x 3.6)  
uPVC doubled glazed window with front elevation, fitted with a range of modern shaker style wall and base units and contrasting worktops with inset sink and mixer tap, induction four ring hob with integrated oven and modern fitted extractor above, stove, integrated dishwasher, integrated fridge freezer, integrated washing machine, laminate wood flooring, inset spots and gas central heating radiator.



## DOWNSTAIRS W.C.

Fitted with a two piece suite, comprising of low level WC and hand wash basin, extractor fan, inset spots and fully tiled floor and walls

## LOUNGE

17'4" x 8'2" (5.3 x 2.5)  
uPVC double glazed windows to rear elevation, gas central heating radiators, inset spots and power points,



## DINING ROOM

7'10" x 7'6" (2.4 x 2.3)

## REAR ENTRANCE HALL

Leading off to Master Bedroom with en-suite and study/games room

## BEDROOM ONE

9'10" x 11'9" (3.0 x 3.6 )  
uPVC doubled glazed window with rear elevation, centre ceiling light, gas central heating radiator, power points, access to en-suite

## EN-SUITE

9'10" x 3'11" (3.0 x 1.2 )  
Fitted with a modern three piece suite, comprising of walk-in shower, low level WC, hand wash basin, fully tiled floor and walls with inset spot lights and extractor,



## STUDY/ GAMES ROOM

17'4" x 11'5" (5.3 x 3.5 )  
Large adaptable space for games room/study or second reception room with gas central heating radiator and lighting.

## THIRD FLOOR LANDING

Leading off to three good sized bedrooms and family bathroom.

## BEDROOM TWO

17'4" x 8'10" (5.3 x 2.7)  
Two uPVC doubled glazed windows with rear elevation and stunning views, gas central heating radiator, centre ceiling light, power points



## FAMILY BATHROOM

8'2" x 6'10" (2.5 x 2.1)  
Fitted with a modern three piece suite, comprising of bath with shower and glass screen, low level WC, hand wash basin, fully tiled floor and walls, inset spot lights, radiator and extractor.



## BEDROOM THREE

8'10" x 8'6" (2.7 x 2.6)  
uPVC doubled glazed window with front elevation, gas central heating radiator, centre ceiling light, power points

## BEDROOM FOUR

8'2" x 8'6" (2.5 x 2.6)  
uPVC double glazed window with front elevation, gas central heating radiator, carpet flooring, centre ceiling light, power points

## REAR GARDEN

Laid to lawn and patio area

## FRONT EXTERNAL

Lawned area, pathway to front door and parking for two cars